

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/13 Kurrajong Court, Grovedale VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$497,500

Property Type

Unit

Suburb

Grovedale

Period - From

04/01/2025

to

03/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/9 Heyers Road Grovedale VIC 3216	\$494,000	16/05/2025
4/42-44 Burdoo Drive Grovedale VIC 3216	\$460,000	13/06/2025
1/15 Natika Court Grovedale VIC 3216	\$474,000	21/03/2025

This Statement of Information was prepared on:

04/07/2025